

1 BILL NO. R-84-04-29

2 DECLARATORY RESOLUTION NO. R-5484

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 April 9, 1984, to have the following described property desig-  
7 nated and declared an "Economic Revitalization Area" under Divi-  
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City  
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,  
10 to-wit:

11 Housers Sub. Sec. 23, Lots 12, 13,  
12 30, 31, Block 1;

13 said property more commonly known as 4600 block, Lima Road (no  
14 number yet assigned to property), Fort Wayne, Indiana;

15 WHEREAS, it appears that said petition should be pro-  
16 cessed to final determination in accordance with the provisions  
17 of said Division 6.

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
19 OF THE CITY OF FORT WAYNE, INDIANA:

20 SECTION 1. That, subject to the requirements of Section  
21 4, below, the property hereinabove described is hereby designated  
22 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
23 12.1. Said designation shall begin upon the effective date of  
24 the Confirming Resolution referred to in Section 3 of this Resolu-  
25 tion and shall continue for one (1) year thereafter. Said desig-  
26 nation shall terminate at the end of that one-year period.

27 SECTION 2. That upon adoption of this Resolution:

28 (a) Said Resolution shall be filed with the Allen  
29 County Assessor;

30 (b) Said Resolution shall be referred to the Committee  
31 on Finance and shall also be referred to the De-  
32 partment of Economic Development requesting a re-



1 Page Two

2  
3 commendation from said department concerning the  
4 advisability of designating the above designated  
5 area an "Economic Revitalization Area";

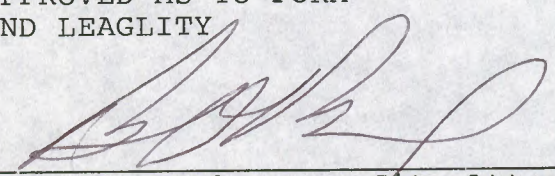
6 (c) Common Council shall publish notice in accordance  
7 with I.C. 5-3-1 of the adoption and substance of  
8 this Resolution and setting this designation as an  
9 "Economic Revitalization Area" for public hearing;

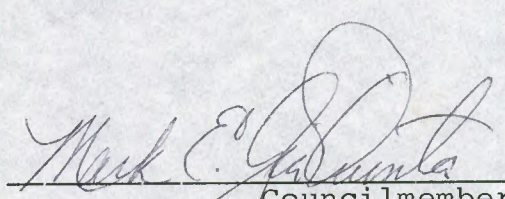
10 (d) If this Resolution involves an area that has al-  
11 ready been designated an allocation area under  
12 I.C. 36-7-14-39, then the Resolution shall be re-  
13 ferred to the Fort Wayne Redevelopment Commission  
14 and said designation as an "Economic Revitalization  
15 Area" shall not be finally approved unless said  
16 Commission adopts a resolution approving the peti-  
17 tion.

18 SECTION 2. That this Resolution shall be subject to  
19 being confirmed, modified and confirmed or rescinded after public  
20 hearing and receipt by Common Council of the above described re-  
21 commendations and resolution, if applicable.

22 SECTION 4. That this Resolution shall be in full force  
23 and effect from and after its passage and any and all necessary  
24 approval by the Mayor.

25  
26  
27 APPROVED AS TO FORM  
28 AND LEAGLITY

29  
30   
31 Bruce O. Boxberger, City Attorney  
32

  
Councilmember



Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.S.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Lia Quinto, seconded by Salvino, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 4-24-84

Nadegda Escobedo  
SANDRA E. KENNEDY, CITY CLERK  
*Chief Deputy*

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 9-54-84  
on the 24th day of April, 1984,

ATTEST:

(SEAL)

Nadegda Escobedo  
SANDRA E. KENNEDY, CITY CLERK  
*Chief Deputy*

Ray A. Ebert  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th day of April, 1984, at the hour of 11:30 o'clock A. .M., E.S.T.

Nadegda Escobedo  
SANDRA E. KENNEDY, CITY CLERK  
*Chief Deputy*

Approved and signed by me this 26th day of April, 1984, at the hour of 2 o'clock P. .M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant The Sign Shoppe
2. Owner(s) Doris and Gene Requier
3. Address of Owner(s) 4721 Lima Rd | 4733 Arlington Pk Bl.  
F.W. 46808 | F.W. 46815  
(Business) | (home)
4. Telephone Number of Owner(s) ( ) 483-1922 (bus) | 486-1460 (home)
5. Relationship of Applicant to Owner(s) if any SAME
6. Address of Applicant SAME - above
7. Telephone number of Applicant ( ) SAME - above
8. Address of Property Seeking Designation 4600 Block Lima Rd.  
(No number yet assigned to property)
9. Legal Description of Property Proposed for Designation (may be attached) HOUSERS SUB. SEC. 23  
LOTS 12, 13, 30, 31  
BLOCK 1
10. Township Washington
11. Taxing District 80



12. Current Zoning B-4
13. Variance Granted (if any) —
14. Current Use of Property
- a. How is property presently used? vacant
- b. What Structure(s) (if any) are on the property? NONE
- b. What is the condition of this structure/these structures? —
15. Current Assessed Value of Real Estate
- a. Land 300,300,300,340 = 1240
- b. Improvements —
16. Amount of Total Property Taxes Owed During the Immediate Past Year  
92.44
17. Description of Proposed Improvements to the Real Estate  
Construct a 48' x 80' commercial  
bldg. for use as a sign mfg. facility
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?  
early summer '84
- b. When is completion expected? fall '84
19. Cost of Project (not including land costs) \$103,000



20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 3

lation of this new manufacturing equipment? —

b. What is the nature of those jobs? Sign printers and signcrafters

c. Anticipated time frame for reaching employment level stated above?

12 mo. (or sooner) from occupancy

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) NONE

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Narrow lot size restricts development for other than small business.  
50' X 250'



23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? new construction

w/ locally purchased mat'l and labor. Tax  
Base appreciation from empty lot to  
Commercial bldg. Added labor force income  
to economy

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

NONE to my knowledge

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?        YES   X   NO

26. Financing on Project

What is the status of financing connected with this project?

RLF application submitted to \$  
COMMUNITY DEVELOPMENT CORP 30,000

GENE + DORIS REGNIER 20,000

LINCOLN BANK (or other) 70,000



I hereby certify that the information and representation on this Application are true and complete.

*Donna Regnier*  
Signature(s) of Owners

*Donna Regnier*  
\_\_\_\_\_  
\_\_\_\_\_

*4-5-84*  
Date

*4-5-84*  
\_\_\_\_\_  
\_\_\_\_\_

Information Below to be filled in by Department of Economic Development:

Date Application Received: \_\_\_\_\_

Date Application Forwarded to Law Dept: \_\_\_\_\_

Date of Legal Notice Publication: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Date of Building Permit: \_\_\_\_\_

Approved or Denied? Date: \_\_\_\_\_

Allocation Area: \_\_\_\_\_





# The City of Fort Wayne

April 17, 1984

Mark GiaQuinta, Chairman of Finance  
Fort Wayne Common Council  
One Main Street  
Fort Wayne, IN 46802

Re: Tax Abatement Application For The Sign Shoppe

Dear Mr. GiaQuinta:

On April 9, 1984, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at the 4600 block of Lima Road as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

## Action

The Department of Economic Development conducted a staff review of the project on April 16, 1984. A formal review of the site and an interview with Mr. Gene Regnier was conducted.

## Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Housers Sub., Sec 23/Lots 12,13,30,31 Block 1

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.



Mark GiaQuinta  
April 17, 1984  
Page 2

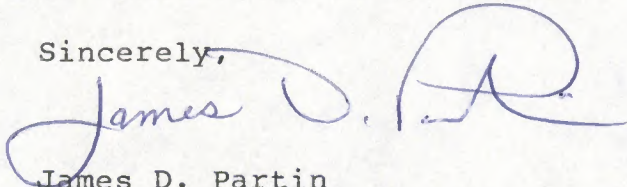
Rationale

The above stated recommendation is based upon the following rationale:

1. Lack of Development
2. Cessation of Growth
3. Neighborhood Conservation and Stabilization
4. Improvement of the Physical Appearance of the City
5. Increase in employment by 3 jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



James D. Partin  
Business Planning Specialist  
Department of Economic Development

th



DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionR-84-04-29DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1.(The Sign Shoppe - 4600 block Lima Road)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EFFECT OF PASSAGE A commercial building will be constructed on a lotthat is quite narrow (restricting development for other small businesses) and is now vacant.EFFECT OF NON-PASSAGE Opposite of the above.

\_\_\_\_\_  
MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$103,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_